

Unit 26, 12A The Square, Market Cross Shopping Centre, Kilkenny.

Retail Unit

## For Sale by Private Treaty



- Ready to go retail unit of approx. 17.65 sq.m / 190 sq.ft
- Superb location in the heart of the city centre
- Average weekly footfall of 80,000
- Available immediately

86 – 88 Leeson Street Lower, Dublin 2

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# Unit 26, 12A The Square, Market Cross Shopping Centre, Kilkenny.

## Location

The unit is located on the first floor of Market Cross Shopping Centre next to Golden Discs. It is situated on a busy walkway adjacent to anchor Super Valu with the other anchors in the centre being Penneys and Heaton's. The centre has the benefit of a number of national / international retailers including Monsoon, Peter Mark and Car Phone Warehouse. The centre also has the benefit of an adjoining 520 space Multi Storey Car Park.

## Description

The property comprises a retail unit of 190 sq ft. The shop is fitted to a good standard and a tenant will be in a position to open and trade at a relatively small cost.

## Service Charge

The net service charge for the year ending April 2017 is €2,123.20.

## Commercial Rates

The local authority rates for the year ending 2017 are €2,196.

## BER



Ber No: 800530552

Energy Performance Indicator: 610.78 kgCO<sub>2</sub> /m<sup>2</sup>/yr 2.98

## Price

We are seeking offers in the region of €65,000.

## Viewing

Strictly by appointment through the sole selling agents.

